THIS INSTRUMENT PREPARED BY:
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ONCE RECORDED, RETURN TO:
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 176662 DEEDWARR
12/20/2018 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20181220-0124008

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of December, 2018, by and between ANDREW P. TRABUCCO (Grantor), party of the first part, and NASHVILLE NOW INVESTMENTS, LLC, a Tennessee limited liability company (Grantee), party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot number 601 on the Plan of Parkview at Riverwalk, Phase I, a cluster lot development, of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to Andrew P. Trabucco by Quit Claim Deed recorded on March 11, 2013 in Instrument No. 20130311-0024142, among the land records of Davidson County, Tennessee.

Map and Parcel 126 16 0A 439.00

Real Property Address: 1460 Bending River Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Subject to real estate taxes and assessments for tax year 2019, and subsequent years, not yet due and payable; subject to rights or claims of parties in possession not shown by public record; subject to but not limited to restrictions appearing of record in Instrument No. 2011105-0121083; Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, and Instrument No. 20050308-025001 in the Register's Office of Davidson County, Tennessee; subject to matters shown on recorded Instrument No. 20050215-0016985 in said Register's Office; easement(s) to Tennessee Valley Authority recorded in Book 4205 at Page 194, and Book 4226 at Page 715 in said Register's Office; easement(s) to United States of America recorded in Book 4257 at Page 647 in said Register's Office; easement(s) to Harpeth Valley Utilities District of Davidson and Williamson Counties recorded in Book 7526 at Page 315, Book 7526 at Page 318, Book 7526 at page 324, Instrument No. 20021125-0145984, and Instrument No. 20040812-0097619 in said Register's Office; easement(s) recorded in Instrument No. 20010706-0072536, Book 751 at Page 375, and Book 787 at Page 7 in said Register's Office; subject to the Terms and Conditions set out in Stormwater Detention Agreement as recorded in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687 in said Register's Office; subject to the Terms and Conditions set out in Landscape Agreement as recorded in Instrument No. 20010919-0101280 in said Register's Office; any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

GRANTOR:

Andrew P. Trabucco

STATE OF TENNESSEE)
COUNTY OF Davidson)

On December 20 2018 personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Andrew P. Trabucco**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, the day and date above written.

SANDRA MICHELLE BAKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2020

My Commission Expires:

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $246,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20 day of December, 18.

My commission expires:
1/3/22

Notary Public

CORTNEY KAMINSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2022

Property Address: 1460 Bending River, Nashville, TN 37221.

Mail Tax Notices to: Nashville New Investments 7562 Aubrey Ridge Dr. Fairview, TN 37062

Name and Address of Property Owner: SAME

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/10/19

Notary' Seal (if on paper)

